

Aldreds
Estate Agents



52 Laurel Drive

Bradwell, Great Yarmouth, NR31 8PH

Offers Over £255,000



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A spacious extended modern three bedroom detached house situated in this popular location. On the ground floor there is an entrance porch, entrance hall, lounge, dining room, sitting room/study and a kitchen extension. On the first floor there is a landing with three bedrooms and bathroom all leading separately off. Gas central heating and sealed unit double glazing. Outside there are front & rear gardens and a driveway leading to a larger than average garage. Carpets as fitted are included in the asking price.

Entrance Porch

Door to front.

Entrance Hall

Stairs rising to landing, double glazed window to side aspect, radiator.

Lounge

14'4" x 14'0" (4.37 x 4.27)

Double glazed window to front aspect, radiator, open plan to:

Dining Room

8'8" x 8'6" (2.64 x 2.59)

Radiator, door to kitchen, door to:

Study/Sitting Room

8'9" x 8'3" (2.67 x 2.51)

Understairs cupboard, double glazed window to rear aspect, radiator.

Kitchen

10'3" x 9'9" (3.12 x 2.97)

Base and wall mounted storage units with roll top work surfaces over, double glazed window to rear aspect, door to rear, plumbing for washing machine, gas hob, electric oven, heated towel rail.

Landing

Airing cupboard, loft access.

Bedroom 1

12'8" x 9'10" (3.86 x 3.00)

Double glazed window to front aspect, radiator.

Bedroom 2

10'6" x 8'9" (3.20 x 2.67 (3.21 x 2.66))

Double glazed window to rear aspect, radiator.





Bedroom 3

8'7" x 7'3" (2.62 x 2.21)

Double glazed window to front aspect, radiator.

Bathroom

8'2" x 4'11" (2.49 x 1.50)

Panel bath with shower over, pedestal hand wash basin, low level WC, tiled walls, heated towel rail.

Outside

To the front of the property there is a driveway leading to garage, measuring 29' 6" x 8' 6" (9.0m x 2.6m) max, the garage has an up and over door and benefits from power and light, inspection pit. The front garden is shingled. To the rear of the property there is a lawned garden with flower beds and borders containing bushes, shrubs and plants, paved patio area. To the side of the property there is a further paved area.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band C

Location

Bradwell is a popular residential area adjoining Gorleston 2 miles from Great Yarmouth Town centre * There are a variety of local shops * Schools * Medical centre * Regular bus services to the main shopping areas * Indoor swimming pool and recreation areas.

Directions

From the Gorleston office head south along the High Street, at the traffic lights turn right into Church Lane, continue over the roundabout and the next set of traffic lights into Crab Lane, at the 'T' junction turn left into Beccles Road, at the traffic lights take the second turning right into Church Lane continue into Lords Lane, turn right into Laurel Drive where the property can be found on the right hand side.

Ref: G17790/02/23



Floor Plan



Area Map



Viewing

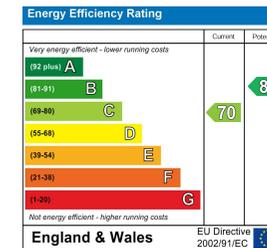
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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